

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
NOVEMBER 17, 2016
9:00 A.M.**

Staff Present:

Mary Allman, Secretary, Special Magistrate
Yvette Cross-Spencer, Clerk III
Porshia Goldwire, Administrative Services Supervisor
Peggy Burks, Clerk III
Geneva Williams, Clerk III
Rhonda Hasan, Assistant City Attorney
Jose Abin, Building inspector
Frank Arrigoni, Building Inspector
Leonard Champagne, Senior Code Compliance Code Compliance Officer
Alejandro DelRio, Building Inspector
John Earle, Code Compliance Officer
Adam Feldman, Senior Code Compliance Officer
Deanglis Gibson, Code Compliance Officer
Ingrid Gottlieb, Senior Code Compliance Officer
Linda Holloway, Code Compliance Officer
Shelly Hullett, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspector
Ron Kovacs, Code Compliance Officer
Jorge Martinez, Code Compliance Officer
George Oliva, Chief Building Inspector
Wilson Quintero, Code Compliance Officer
Mary Rich, Code Compliance Officer
John Suarez, Code Compliance Officer
Lois Turowski, Code Compliance Officer
Lisa Edmondson, Prototype Inc. Recording Secretary

Respondents and witnesses

CE15090318: Tracy Skinner, property manager
CE14071660: Tanya Larson, property manager
CE16061874: Sidney Besse property manager
CE16072240: Dory Raymond, partner; David Louis Bourny, general manager
CE16090156: Armando Rubi Jr., owner's representative; Jean Capps, general manager
CE16011735: Lydia D'Antonio, owner's spouse
CE16061859: Brett Matthews, agent
CE16060806: Thomas Wolf, owner
CE16071579: John Hyacinthe, pastor
CE16041723: Virginia McKim, property manager

CE16041172: Paolo Barrasso, owner; Brian Demarais, representative
CE16050731: Paul Minoff, attorney
CE16061309: Steven Beaulieu, owner
CE16071567: Victor Zepka, owner; Norman Kent, attorney
CE15060403: Nectaria Chakas, attorney
CE16032128: Alvin Lewis, owner
CE16071676: Lawrence Critch, owner
CE15080899: Shawn Viallarroel, property manager
CE15110658: Ryan Aboud, attorney
CE16090423; CE16041716: Glen Lindsay, attorney
CE16080444: Eril Goldman, attorney
CE15090641: Gavin Banta, attorney
CE16061858: Howard Schwartz, owner
CE12031922: Judy Hudson, owner; Lesley Eberly, owner's daughter
CE14121763: Raquel Monge, principal

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE15110658

2426 SE 17 ST

VILLAGE AT HARBOR BEACH CONDO ASSN

This case was first heard on 3/17/16 to comply by 4/28/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$10,100 fine, which would continue to accrue until the property was in compliance.

Frank Arrigoni, Building Inspector, reported permit applications had been submitted.

Ryan Aboud, attorney, said there had been a delay regarding the permit applications but the corrections had been submitted. He requested the fines stop accruing and a 40-day extension.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: CE16032128

2201 NW 6 ST

LEWIS, ALVIN & BROWN, D L &
CARABALLO LEWIS

This case was first heard on 9/1/16 to comply by 10/6/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$2,050 fine, which would continue to accrue until the property was in compliance.

Shelly Hullett, Code Compliance Officer, said the City was helping the owner comply and recommended an 182-day extension.

Alvin Lewis, owner, said the City had caused the problem by placing rocks in the area, making it uninhabitable for anything to grow. He added that he had witnesses to this. Officer Hullett recalled that Mr. Lewis had brought this up at the first hearing but the Public Works Department had denied it. She said a volunteer was removing the gravel to allow grass to grow there. Officer Hullett's 180-day extension request was to allow time for grass to grow there.

Ms. Hasan stated the City had investigated whether any City crew or City-contracted crew had put the gravel on Mr. Lewis' property and found no evidence. Mr. Lewis had also never provided any evidence to the City.

Mr. Lewis stated he had allowed the City to use his lot free of charge for construction staging for 17 years. Ms. Flynn apologized for Mr. Lewis feeling slighted, but said the property must be fixed.

Ms. Flynn granted a 182-day extension, during which time no fines would accrue.

Case: CE16041716

Request for extension

2727 YACHT CLUB BLVD
SUNRISE BAY ASSOCIATION

This case was first heard on 9/15/16 to comply by 10/27/16. Violations were as noted in the agenda. The property was in compliance and fines had accrued to \$1,000.

Frank Arrigoni, Building Inspector, reported the property was in compliance as of 11/15/16 and recommended reducing the fine to \$350.

Glen Lindsay, attorney, said the delay had been caused by the bid process the association went through.

Ms. Flynn imposed a fine of \$350 for the time the property was out of compliance.

Case: CE16061858

3301 NE 16 ST
SCHWARTZ, HOWARD & DRAGICA

This case was first heard on 9/15/16 to comply by 10/13/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$13,500 and the City was requesting the full fine be imposed.

Howard Schwartz, owner, stated the process had been very frustrating. He said he had removed his ads from the Internet but Officer Gottlieb informed him that ads were still running. Mr. Schwartz had found that brokers had re-posted the ad. He said he had not rented the property three times per year this year, so he didn't need a license. When he began the process of registering and been told he had missed a Special Magistrate hearing but he had not received notice.

Ingrid Gottlieb, Senior Code Compliance Officer, reported Mr. Schwartz had the certificate of compliance now.

Mr. Schwartz described delays he had experienced in the certification process.

Ms. Flynn imposed a fine of \$850 for the days the property was out of compliance.

Case: CE16090423
2460 DEL LAGO DR
MURPHY, MARC DANIEL

Personal service to the owner was accepted on 10/26/16.

Lois Turowski, Code Compliance Officer, testified to the following violation:
47-19.3(h)

THE WATERCRAFT (VESSEL) DOCKED BEHIND THIS
PROPERTY, WHICH IS IN ZONE RS-4.4, IS EXTENDING
BEYOND THE SIDE SET BACK LINES PER SEC. 47-5.30 OF
THE UNIFIED LAND DEVELOPMENT REGULATIONS. (ULDR)

Officer Turowski presented photos of the property and the case file into evidence.

Glen Lindsay, attorney, said they were applying for a variance and requested a continuance until January 17. He stated they already had a side setback encroachment agreement between the two property owners, a father and son.

Officer Turowski did not object to the continuance request.

Ms. Flynn continued the case 63 days to January 19, 2017.

Case: CE16050731
1512 SW 25 ST
WELLS FARGO BANK NA TRUSTEE
% JP MORGAN CHASE BANK NA

This case was first heard on 8/18/16 to comply by 10/20/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$675 fine, which would continue to accrue until the property was in compliance.

Jorge Martinez, Code Compliance Officer, recommended imposition of the fines.

Paul Minoff, attorney, said there had been a backlog at the bank regarding the needed documents. He requested additional time.

Ms. Hasan suggested imposition of the fine and after the property was in compliance the City could consider reduction of the lien.

Mr. Minoff explained that the delay at the bank had been due to a moratorium on signing any documents to ensure procedures were in place to avoid "robo-signing" issues.

Ms. Flynn imposed the \$675 fine, which would continue to accrue until the violations were corrected.

Case: CE15090641

3038 N FEDERAL HWY # M
ROSELLI HOLDINGS VII LLC

This case was first heard on 2/4/16 to comply by 3/17/16. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$9,000 and the City was requesting a \$1,200 fine be imposed.

Frank Arrigoni, Building Inspector, recommended reducing the fine to \$580 to cover administrative costs.

Gavin Banta, attorney, said the violation related to an electrical permit that predated his client's ownership of the property.

Ms. Flynn imposed a fine of \$580 for the days the property was out of compliance.

Case: CE15060403

1800 NW 23 AVE
JPG 1700 LLC

Continued from 11/3/16 hearing

This case was first heard on 12/3/15 to comply by 3/17/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was

requesting imposition of a \$10,100 fine, which would continue to accrue until the property was in compliance.

Nectaria Chakas, attorney, requested resetting the hearing to December 1. She had met with City staff the previous day and they agreed to the request for 14 days.

Wilson Quintero, Code Compliance Officer, agreed to the extension.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue.

Case: CE16080444
2886 NE 26 PL
BROWN, PHILLIP R

Ordered to re-appear

This case was first heard on 9/15/16 to comply by 10/20/16. Violations and extensions were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, said at the previous hearing there had been an order to vacate pending the Certificate of Occupancy (CO). The CO had initially been denied by the Building Official for expired pool permits but the pool permits had since been renewed. Inspector Abin asked Ms. Flynn to order the owner to apply for a partial Certificate of Occupancy in the next 10 days and to isolate the portion of the structure not approved for habitation from the living area. He also wanted the pool maintained and access for inspectors to the construction areas. Inspector Abin requested the respondent be required to appear in 14 days to update the Magistrate.

Eril Goldman, attorney, agreed. He requested the fines be suspended during the extension.

Ms. Flynn ordered the owner to apply for a partial Certificate of Occupancy in the next 10 days and to isolate that the portion of the structure not approved for habitation. The pool must also be maintained and inspectors would be granted access to the construction areas. She granted a 14-day extension, during which time no fines would accrue and ordered the respondent to reappear at the 12/1/16 hearing.

Case: CE16072240
513 SW 6 ST
BCMG GROUP LLC

Request for extension

This case was first heard on 10/20/16 to comply by 11/24/16. Violations were as noted in the agenda. The property was not in compliance.

Dory Raymond, partner, said the property had been sold to ACL Development Group, of which he was a partner. They had purchased the property on 10/14/16 and been

informed four days later of the violations which had not been disclosed in the title search. Mr. Raymond had contacted Jorge Martinez, Code Compliance Officer, about what needed to be done. He requested 90 days to finalize their agreement with the contractor and for him to begin work. He stated they had already installed construction fencing around the property.

Ms. Hasan said typically, if a property changed hands while there was a pending violation, the City transferred the case to the new owner. Officer Martinez confirmed that the overgrowth and trash violations were in compliance; only the deteriorated building parts violation remained. Mr. Raymond said this scope of work was included in the permit application that had already submitted.

Ms. Flynn granted a 91-day extension, during which time no fines would accrue.

Case: CE16011735

Request for extension

1170 SW 30 ST
D'ANTONIO, RALPH

This case was first heard on 8/4/16 to comply by 11/3/16. Violations were as noted in the agenda. The property was not in compliance and fines had accrued to \$325.

Lois Turowski, Code Compliance Officer, said the property was not in compliance.

Lydia D'Antonio, the owner's spouse, said they were fighting foreclosure and requested an extension.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE16060806

1206 NE 2 AVE
SHARP, MICHAEL & HUGHES, STEPHEN &
WOLF THOMAS

Service was via posting at the property on 10/26/16 and at City Hall on 11/3/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
9-304(b)

THE DRIVEWAY ACCESS AISLE IS IN DISREPAIR. THERE
IS MISSING GRAVEL AND THERE IS DIRT AND WEEDS.

Complied:
9-306

Officer Gottlieb presented photos of the property and the case file into evidence.

Thomas Wolf, owner, said he had filed a request for a swale agreement with the City in July but had no date yet for when the City would proceed. He was trying to hire a contractor for the work. Mr. Wolf request 90 -180 days.

Officer Gottlieb explained that the swale agreement could take one year.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day.

Case: CE16061859

1204 NE 11 AVE
US BANK NAT ASSN
% BSI FINANCIAL SERVICES INC.

This case was first heard on 9/1/16 to comply by 9/29/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$1,100 and the City was requesting the full fine be imposed.

Brett Matthews, agent, said it had taken years to foreclose on this property and he had dealt with four other Code Compliance Officers who had not mentioned this issue. He explained the delay in getting the board-up approved and inspected.

Leonard Champagne, Senior Code Compliance Officer, said the case had begun in June. He had also backdated the permit to accommodate the delay in the permit processing, resulting in a reduction of the original \$2,800 fine to \$1,100. City administrative costs totaled \$718 and Officer Champagne stated he would not object to reducing the fine to that amount.

Ms. Flynn imposed a fine of \$718 for the days the property was out of compliance.

Case: CE16061309

1640 SW 23 AVE
BEAULIEU, STEVEN T

Service was via posting at the property on 10/27/16 and at City Hall on 11/3/16.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING BUILDING PERMITS ARE EXPIRED
04112613 (INSTALL PAVER DRIVEWAY)
04090019 (REPLACE 2 ENTRYWAY DOORS)

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Steven Beaulieu, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE14121763

5350 NW 20 TER
CITY OF FORT LAUDERDALE % FT LAUD E

This case was first heard on 11/19/15 to comply by 12/31/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$7,700 and the City was requesting a \$520 fine be imposed.

George Oliva, Chief Building Inspector, reported the property was in compliance and recommended reducing the fine to 520 to cover administrative costs.

Raquel Monge, principal, agreed.

Ms. Flynn imposed a fine of \$520 for the days the property was out of compliance.

Case: CE16071579

1240 SW 30 AVE
VALBRUN, ELIO PAUL

Service was via posting at the property on 10/28/16 and at City Hall on 11/3/16.

Deanglis Gibson, Code Compliance Officer, testified to the following violation:
9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR. IT IS
LEANING AND BROKEN WITH MISSING SLATS.

Officer Gibson presented photos of the property and the case file into evidence and recommended ordering compliance within 91 days or a fine of \$25 per day.

John Hyacinthe, pastor, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$25 per day.

Case: CE16090156

1136 HOLIDAY DR
CRP INSITE CLIPPER LLC % THE CARLYLE GROUP

Personal service to the owner was accepted on 10/25/16.

Wilson Quintero, Code Compliance Officer, testified to the following violations:
47-19.1.G.

THERE ARE RUNOFF DRAINS ON THE RETAINING WALL THAT
ARE DISPENSING RAINWATER OR OTHER LIQUID WASTES
UNTO THE ADJACENT PRIVATE NEIGHBORING PROPERTY.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED.
THE PAINT HAS BECOME DIRTY AND STAINED.

Officer Quintero said the case was begun pursuant to a complaint. He presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$250 per day, per violation.

Jean Capps, general manager, said they had been working with the neighbors on a solution. She requested 63 days and Officer Quintero agreed.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$250 per day, per violation.

Case: CE14071660

506 SE 16 ST
BRIDGE II AT 16 STREET LLC

This case was first heard on 9/17/16 to comply by 3/15/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$2,900 and the City was requesting a \$1,152 fine be imposed.

George Oliva, Chief Building Inspector, confirmed the property was in compliance and recommended a \$1,152 fine be imposed to cover hard costs.

Tanya Larson, property manager, said there had been an inspection delay because her engineer was unavailable and another firm would not take responsibility. The work had been completed March 1 and the inspection had been conducted on March 16.

Ms. Flynn imposed a fine of \$550 for the days the property was out of compliance.

Case: CE16041172

1425 NE 2 AVE
MUIRCROFT, LEONARD D

Service was via posting at the property on 10/27/16 and at City Hall on 11/3/16.

Ron Kovacs, Code Compliance Officer, testified to the following violations:
9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THE PAINT HAS BECOME STAINED. STRUCTURAL PARTS INCLUDING FASCIA, SOFFITS AND BALCONIES HAVE LOOSE MATERIALS AND NEED TO BE PATCHED AND/OR RESURFACED TO MATCH EXISTING COLOR.

9-308(b)

THERE ARE MULTIPLE BROKEN AND MISSING ROOF TILES AS WELL AS DEBRIS ON THE ROOF. ROOF IS NOT IN GOOD REPAIR.

Officer Kovacs presented photos of the property and the case file into evidence.

Brian Demarais, representative, said BCOM Group LLC had taken ownership of the property on 11/2/16 and they were working diligently. He requested 90 days.

Officer Kovacs recommended ordering compliance within 91 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 91 days or a fine of \$50 per day, per violation.

Case: CE12031922

5125 NE 19 AVE
HUDSON, JUDY H

This case was first heard on 10/15/15 to comply by 11/19/15. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$11,100 and the City was requesting the full fine be imposed.

Jose Abin, Building Inspector, reported the property was in compliance and recommended reducing the fines to \$520 to cover administrative fees.

Judy Hudson, owner, agreed.

Ms. Flynn imposed a fine of \$520 for the days the property was out of compliance.

Case: CE16061874

512 NW 15 TER
PASCAL 2014 LLC

This case was first heard on 9/15/16 to comply by 9/25/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$50 and the City was requesting the full fine be imposed.

Sidney Besse property manager, requested the fine be waived.

Ms. Flynn Imposed the \$50 fine.

Case: CE15090318
10 S NEW RIVER DR E
AZORRA PROPERTIES LLC

This case was first heard on 11/16/15 to comply by 1/21/16. Violations and extensions were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$9,600 fine, which would continue to accrue until the property was in compliance.

Tracy Skinner, property manager, said the permits dated from 2001 and 2002 and it had taken time to get the contractors to sign off. There was one more contractor she needed to locate for the master permit and she was in the process of contacting him. Frank Arrigoni, Building Inspector, recommended a 42-day extension.

Ms. Flynn granted a 42-day extension, during which time no fines would accrue.

Case: CE15080899
2400 E LAS OLAS BLVD
IDLEWOOD PLACE LLC

This case was first heard on 4/21/16 to comply by 6/2/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$350 and the City was requesting the full fine be imposed.

Alejandro DelRio, Building Inspector, confirmed the property was in compliance and recommended no fine be imposed.

Shawn Viallarroel, property manager, agreed.

Ms. Flynn imposed no fine.

Case: CE16041723
1303 SE 17 ST
SOUTHPORT RETAIL LLC %
PRINCIPAL REAL ESTATE INVESTOR

This case was first heard on 8/18/16 to comply by 8/28/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,000 fine, which would continue to accrue until the property was in

compliance.

Lois Turowski, Code Compliance Officer, confirmed the property was not in compliance.

Virginia McKim, property manager, explained that the permit process had experienced delays because the plans required corrections, which were being resubmitted that day. She requested 30 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE16071567

1721 N ANDREWS AVE
REID, BETTY J BILLY G BRETZ REV TR

Service was via posting at the property on 10/27/16 and at City Hall on 11/3/16.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT IS EXPIRED
ELECTRICAL PERMIT 06053434(REPLACE 600A MAIN
BREAKER)

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Norman Kent, attorney, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16071676

2271 NE 68 ST # 2003
L MICHAEL CRITCH P A

Service was via posting at the property on 10/27/16 and at City Hall on 11/3/16.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING BUILDING PERMIT IS EXPIRED
14012080 (# 2003: INTERIOR RENOVATION)

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Lawrence Critch, owner, agreed.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16062177
1215 NW 2 AVE
HAMMER, STEPHEN

Service was via posting at the property on 10/23/16 and at City Hall on 11/3/16.

Ron Kovacs, Code Compliance Officer, testified to the following violation:
9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE LAWN.

Officer Kovacs presented photos of the property and the case file into evidence and recommended ordering compliance within 42 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day.

Case: CE16080542
717 NW 22 RD
WHITEHEAD, ENOCH T & ALVERA M

Service was via posting at the property on 10/25/16 and at City Hall on 11/3/16.

Mary Rich, Code Compliance Officer, testified to the following violations:
18-12(a)

THERE IS GRASS/PLANTS/WEEDS OVERGROWTH, TRASH,
RUBBISH AND DEBRIS INCLUDING, BUT NOT LIMITED TO,
MISC AUTO PARTS/ACCESSORIES AND BBQ GRILL ON THIS
VACANT LOT PARCEL.

47-21.11.A.

THE LANDSCAPE IS NOT MAINTAINED. THERE IS MISSING
AND/OR BARE AREAS OF LAWN COVER.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE LAWN.

Officer Rich presented photos of the property and the case file into evidence and recommended ordering compliance with 18-12(a) and 9-304(b) within 14 days and with 47-21.11.A. within 35 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance with 18-12(a) and 9-304(b)

within 14 days and with 47-21.11.A. within 35 days or a fine of \$25 per day, per violation.

Case: CE16061742

2129 NE 63 CT

PHYLLIS J HICKMAN J TR KUHNS, JANICE TRUSTEE

Service was via posting at the property on 10/27/16 and at City Hall on 11/3/16.

John Earle, Building Inspector, testified to the following violation:
18-11(b)

POOL WATER IS GREEN AND WATER IS STAGNANT

Inspector Earle presented photos of the property and the case file into evidence and recommended ordering compliance within 30 days or a fine of \$100 per day.

Ms. Hasan recommended 10 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$250 per day.

Case: CE16070217

2101 NE 51 CT

HSBC BANK USA NA TRUSTEE

Service was via posting at the property on 10/31/16 and at City Hall on 11/3/16.

John Earle, Building Inspector, testified to the following violation:
18-11(a)

POOL WATER IS GREEN AND STAGNANT

Complied:

18-11(b)

Inspector Earle presented photos of the property and the case file into evidence and recommended ordering compliance within 14 days or a fine of \$250 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$250 per day.

Case: CE16090381

1131 NW 5 CT

IZHAK, ESTER BEN & ITZHAK, NIR BEN

Service was via posting at the property on 10/26/16 and at City Hall on 11/3/16.

Shelly Hullett, Code Compliance Officer, testified to the following violation:
18-12(a)

THIS PROPERTY IS OVERGROWN WITH OF GRASS/PLANTS/WEEDS
AND LITTERED WITH TRASH AND DEBRIS.

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE16091600

529 NW 19 AVE
TWIGGS, ELSIE MAE H/E NW 19 AVE TR 529

Service was via posting at the property on 10/26/16 and at City Hall on 11/3/16.

Shelly Hullett, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH
AND DEBRIS ON THIS PROPERTY.

Officer Hullett said the case was begun pursuant to a complaint. She presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$25 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$25 per day.

Case: CE16091609

540 NW 20 AVE
ROYAL ASSEMBLY CHURCH OF THE LIVING GOD INC.

Service was via posting at the property on 10/26/16 and at City Hall on 11/3/16.

Shelly Hullett, Code Compliance Officer, testified to the following violation:
18-12(a)

THERE IS OVERGROWTH OF GRASS/PLANTS/WEEDS, TRASH
AND DEBRIS ON THIS PROPERTY.

Officer Hullett presented photos of the property and the case file into evidence and recommended ordering compliance within 10 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 10 days or a fine of \$50 per day.

Case: CE16061303

Stipulated agreement

2130 NW 8 ST
REED, ESSIE

Violations:

18-4(c)

THERE ARE DERELICT VEHICLE PARK/STORE ON THIS RESIDENTIAL PROPERTY, INCLUDING BUT NOT LIMITED TO A WHITE PICK UP TRUCK WITH A FLAT TIRE AND VEHICLES IN THE FRONT WITHOUT TAGS.

47-34.1.A.1.

THERE IS OUTDOOR STORAGE ON THIS PROPERTY INCLUDING BUT NOT LIMITED TO METAL PARTS, WHICH IS A NON-PERMITTED LAND USE IN RMM-25 ZONING PER ULDR TABLE 47-5.11.

9-304(b)

THERE ARE VEHICLES PARKED ON THE LAWN IN THE FRONT AND ON THE EAST SIDE OF THIS PROPERTY.

9-305(b)

THERE ARE BARE AREAS WITH MISSING LAWN COVER. LANDSCAPE IS MISSING DUE TO VEHICLES PARK ON IT.

Complied:

47-34.4 B.1.

The City had a stipulated agreement with the owner to comply within 98 days or a fine of \$10 per day, per violation. The City was requesting a finding of fact and approval of the stipulated agreement.

Ms. Flynn found in favor of the City, approved the stipulated agreement and ordered compliance within 98 days or a fine of \$10 per day, per violation.

Case: CE16071207

720 N VICTORIA PARK RD
WATSON, VIRGINIA THOMPSON WATSON, WILLIAM HUGES

Service was via posting at the property on 10/27/16 and at City Hall on 11/3/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
PLUMBING PERMIT #15122036 (WATER HEATER REPLACE
50GAL ELEC)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Ms. Flynn found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Case: CE16071586

333 SUNSET DR # 1005

AMBROSE, RICHARD LAWRENCE

Service was via posting at the property on 10/27/16 and at City Hall on 11/3/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #15101591 (WINDOWS 4-RETROFIT)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Ms. Flynn found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Case: CE16072229

1636 SW 30 ST

BOLES, JUDITH LEE PATTERSON, ROZEN D

Service was via posting at the property on 10/27/16 and at City Hall on 11/3/16.

Alejandro DelRio, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #15121602 (REPLACE EXISTING FRONT
DOOR W IMPACT RATED OF SAME)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector DelRio recommended ordering compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Ms. Flynn found in favor of the City and ordered compliance with FBC (2014) 105.3.2.1 within 42 days or a fine of \$50 per day and a 180-day extension from the date the permits were renewed for FBC (2014) 110.6.

Case: CE12050308

1544 NE 3 AVE
DRAGOSLAVIC, GORAN

Service was via posting at the property on 10/27/16 and at City Hall on 11/3/16.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2010) 105.11.2.1

DEMO PERMIT 10080425 IS EXPIRED

Inspector Arrigoni said the permit had been renewed four times with no inspections. He recommended ordering compliance within 14 days or a fine of \$250 per day.

Adam Feldman, Senior Code Compliance Officer, said the City's homeless intervention program had a client living at this address, for which they paid \$895 per month.

Inspector Arrigoni stated there were no permit applications for all of the work that had been demolished and put back together.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$100 per day.

Case: CE15101217

515 NE 15 ST
MAXIMHOUSE LLC

Service was via posting at the property on 11/1/16 and at City Hall on 11/3/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE
SECTION 116.2.1.3.1.:

ELECTRICAL PERMIT #04022398 (200AMP SVC CHG &
INSIDE 150AMP PANEL W/NEW SUBFEED)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE15102547

1131 SW 9 AVE # 5 (E)

MESSINGSCHLAGER, M & R H/E MESSINGSCHLAGER

Service was via posting at the property on 10/27/16 and at City Hall on 11/3/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WERE LEFT TO EXPIRE AND
THE WORK IS IN PROGRESS AND/OR COMPLETED. THIS IS
A LIFE SAFETY HAZARD; WORK COMPLETED HASN'T PASSED
THE FINAL INSPECTION TO COMPLY WITH THE FLORIDA
BUILDING CODE REQUIREMENTS OF SECTION 110. AND IS
DEEMED TO BE UNSAFE UNDER FLORIDA BUILDING CODE
SECTION 116.2.1.3.1.:

BUILDING PERMIT #04010804 (1874SF ADDIT MASTER
SUITE FAMILY RM)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE PERMITTING AND INSPECTION PROCESS.

9-240.

Sec. 9-240. - UNLAWFUL TO UTILIZE PREMISES IN VIOLATION OF ARTICLE. NO PERSON SHALL OCCUPY OR LET TO ANOTHER FOR OCCUPANCY, ANY DWELLING OR DWELLING UNIT FOR THE PURPOSE OF LIVING, SLEEPING, COOKING OR EATING THEREIN OR ANY HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT FOR THE PURPOSE OF LIVING OR SLEEPING THEREIN WHICH, UPON INSPECTION BY AN INSPECTING OFFICER, BASED UPON A WRITTEN NOTICE WHICH HAS BECOME AN ORDER, HAS BEEN DECLARED TO BE IN VIOLATION OF THE PROVISIONS OF THIS ARTICLE. (SEE BELOW)

FBC(2014) 111.1.1

USE AND OCCUPANCY. NO BUILDING OR STRUCTURE SHALL BE USED OR OCCUPIED, AND NO CHANGE IN THE EXISTING OCCUPANCY CLASSIFICATION OF A BUILDING OR STRUCTURE OR NATURE OR USE OR PORTION THEREOF SHALL BE MADE UNTIL THE BUILDING OFFICIAL HAS ISSUED A CERTIFICATE OF OCCUPANCY THERE FOR AS PROVIDED HEREIN. SAID CERTIFICATE SHALL NOT BE ISSUED UNTIL ALL REQUIRED ELECTRICAL, GAS, MECHANICAL, PLUMBING AND FIRE PROTECTION SYSTEMS, AND PROVISIONS OF FFPC HAVE BEEN INSPECTED FOR COMPLIANCE WITH THE TECHNICAL CODES AND OTHER APPLICABLE LAWS AND ORDINANCES AND RELEASED BY THE BUILDING OFFICIAL. ISSUANCE OF A CERTIFICATE OF OCCUPANCY SHALL NOT BE CONSTRUED AS AN APPROVAL OF A VIOLATION OF THE PROVISIONS OF THIS CODE OR OF OTHER ORDINANCES OF THE JURISDICTION.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16060259

1610 NE 64 ST

BROMLEY, BRUCE K & BROMLEY, CHRISTINE

Service was via posting at the property on 10/27/16 and at City Hall on 11/3/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #15021574 (REPLACE WOOD DOCK &
BATTER PILE)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16062303

1000 NE 4 AVE

HOME DEPOT USA INC. % PROP TAX DEP

Service was via posting at the property on 11/1/16 and at City Hall on 11/3/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
ELECTRICAL PERMIT #15091240 (# 1B HOME DEPOT
BLDG, INSTALLATION OF CCTV, LOW)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16070281

2512 SW 34 AVE

NUGENT, MICHAEL JAMES

Service was via posting at the property on 10/27/16 and at City Hall on 11/3/16.

Frank Arrigoni, Building Inspector, testified to the following violation:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMITS WERE LEFT TO EXPIRE:
BUILDING PERMIT # 12111350
BUILDING PERMIT # 12110940

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16070455

180 ISLE OF VENICE # 434
MARYAK, JOSEPH C H/E RUSH, CAROLYN A

Service was via posting at the property on 10/27/16 and at City Hall on 11/3/16.

Frank Arrigoni, Building Inspector, testified to the following violations:
FBC(2014) 105.3.2.1

THE FOLLOWING PERMIT(S) WAS/WERE LEFT TO EXPIRE:
BUILDING PERMIT #15060039 (#434 KITCHEN REMODEL)

FBC(2014) 110.6

THIS WORK IS IN PROGRESS OR IT HAS BEEN PERFORMED
AND/OR COVERED-UP WITHOUT THE REQUIRED INSPECTIONS
APPROVAL FROM THE BUILDING DEPT. THROUGHOUT THE
PERMITTING AND INSPECTION PROCESS.

Inspector Arrigoni recommended ordering compliance within 42 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$50 per day.

Case: CE16071454

427 NW 20 AVE
JONES, CARL III ROBINSON, VICKY ROLAX

Service was via posting at the property on 10/27/16 and at City Hall on 11/3/16.

Jose Abin, Building Inspector, testified to the following violations:
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE SANITARY FACILITIES AND NO RUNNING WATER WITHIN THE STRUCTURE. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT HAS BEEN REPEAT OFFENDER.

18-7

(b) VACANT AND UNOCCUPIED BUILDING, OR PORTION THEREOF, WHOSE DOORS, WINDOWS, OR OTHER OPENINGS ARE SECURED BY BOARDING OR OTHERWISE SECURED BY A MEANS OTHER THAN THE CONVENTIONAL METHOD USED IN THE ORIGINAL CONSTRUCTION AND DESIGN OF THE STRUCTURE, WHICH THERE IS NO CURRENT AND VALID BOARDING CERTIFICATE AS REQUIRED BY THIS ARTICLE: ORIGINAL BOARD UP CERTIFICATE EXPIRED AND UNDER CITY ORDINANCE, PRESCRIPTIVE REMEDIES MUST BE INITIATED AS OUTLINED UNDER SECTION 18-8.

18-8.(e)

THE ORIGINAL BOARDING CERTIFICATE IS NOW EXPIRED AND UNDER CITY ORDINANCE IT CANNOT BE RENEWED UNLESS PRESCRIPTIVE CRITERIA UNDER THIS SECTION ARE COMPLIED WITH AS OUTLINED IN SECTION 18-8.(e)1-3.

18-8.(g)

STRUCTURE HAS BEEN BOARD BOARDED BEYOND THE ALLOWABLE TIME OF 12 MONTHS UNDER THIS SECTION OF CITY ORDINANCE.

9-259

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

A. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

b. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE. THE STRUCTURE IS IN ITS PRESENT CONDITION IS UNSAFE, UNSANITARY AND DANGEROUS TO THE COMMUNITY; IT DOES NOT MEET THE MINIMUM HOUSING REQUIREMENTS OF THE CITY ORDINANCE AND THE CITY REQUESTS THAT THE STRUCTURE IS

DEMOLISHED.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

9-308.

THE ROOF STRUCTURE DISPLAYS STRUCTURAL DAMAGE. ROOF HAS BEGUN TO CAVE IN ON ITSELF DUE TO DETERIORATION AND THERE IT IS NO LONGER SAFE AND HAS BECOME A HIGH WIND DEBRIS HAZARD.

Inspector Abin said fines and liens on the property currently totaled approximately \$46,000. He presented photos of the property and the case file into evidence and recommended ordering the owner to apply for permits to repair or demolish the structure within 30 days or the City would demolish the property at the owner's expense.

Ms. Flynn found in favor of the City and ordered the owner to apply for permits to repair or demolish the structure within 30 days or the City would demolish the property at the owner's expense.

Case: CE16061797

534 NW 9 AVE
MEZA, PEDRO P

Service was via posting at the property on 10/27/16 and at City Hall on 11/3/16.

Jose Abin, Building Inspector, testified to the following violations:
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE SANITARY FACILITIES AND NO RUNNING WATER AND THERE ARE SQUATTERS THAT ENTER PREMISES RELIEVE THEMSELVES WITHIN THE STRUCTURE. PARTS OF THE STRUCTURE WAS OPEN AND UNSECURED AT TIME OF SITE INSPECTION. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT HAS BEEN REPEAT OFFENDER. THE STRUCTURE IN ITS PRESENT CONDITION IS CONDUCIVE TO BREEDING OF RODENTS, PEST AND VERMIN LEADING TO A HEALTH HAZARD AND DEEMING THE PREMISES UNSAFE.

18-7(b)

ORIGINAL BOARD UP CERTIFICATE EXPIRED AND UNDER CITY ORDINANCE PRESCRIPTIVE REMEDIES MUST BE

INITIATED AS OUTLINED UNDER SECTION 18-8.

18-8.(e)

THE ORIGINAL BOARDING CERTIFICATE IS NOW EXPIRED AND UNDER CITY ORDINANCE IT CANNOT BE RENEWED UNLESS PRESCRIPTIVE CRITERIA UNDER THIS SECTION ARE COMPLIED WITH AS OUTLINED IN SECTION 18-8.(E)1-3.

18-8.(g)

STRUCTURE HAS BEEN BOARD BOARDED BEYOND THE ALLOWABLE TIME OF 12 MONTHS UNDER THIS SECTION OF CITY ORDINANCE.

9-259

THE PREMISES ARE UNFIT FOR HUMAN OCCUPANCY AND IT REQUIRES DEMOLITION UNDER THIS SECTION OF CITY OF FORT LAUDERDALE ORDINANCE 9-259.(1)a-c.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-1.(d) and 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

Inspector Abin said fines and liens on the property currently totaled approximately \$1,300,000. He presented photos of the property and the case file into evidence and recommended ordering the owner to apply for permits to repair or demolish the structure within 30 days or the City would demolish the property at the owner's expense.

Ms. Flynn found in favor of the City and ordered the owner to apply for permits to repair or demolish the structure within 30 days or the City would demolish the property at the owner's expense.

Case: CE16101661

942 NW 13 ST

KRAVICH, JOE & RANITMALMAZADA, S & ULNER BARUCH

Service was via posting at the property on 11/1/16 and at City Hall on 11/3/16.

Jose Abin, Building Inspector, testified to the following violations:
18-1.

PROPERTY IS PUBLIC NUISANCE. THERE ARE NO OPERABLE SANITARY FACILITIES AND NO RUNNING WATER WITHIN THE STRUCTURE. THE OWNERS HAVE BEEN UNABLE OR UNWILLING TO MAINTAIN THE STRUCTURE SECURED AND IT HAS BEEN REPEAT OFFENDER. THE STRUCTURE IN ITS

PRESENT CONDITION IS CONDUCIVE TO BREEDING OF RODENTS, PEST AND VERMIN LEADING TO A HEALTH HAZARD AND DEEMING THE PREMISES UNSAFE.

18-7

(c) VACANT AND UNOCCUPIED BUILDING, OR PORTION THEREOF, WHOSE DOORS, WINDOWS, OR OTHER OPENINGS ARE SECURED BY BOARDING OR OTHERWISE SECURE BY A MEANS OTHER THAN THE CONVENTIONAL METHOD USED IN THE ORIGINAL CONSTRUCTION AND DESIGN OF THE STRUCTURE WHICH IS NOT SECURED IN COMPLIANCE WITH THIS ARTICLE:

UNDER CITY ORDINANCE, PRESCRIPTIVE REMEDIES MUST BE INITIATED AS OUTLINED UNDER SECTION 18-8.

9-259

(1) THE HEAD OF THE ENFORCING AGENCY SHALL DECLARE

AS UNFIT FOR HUMAN OCCUPANCY ANY DWELLING, DWELLING UNIT, HOTEL, HOTEL UNIT, ROOMING HOUSE OR ROOMING UNIT, WHICH IS FOUND TO HAVE ANY OF THE FOLLOWING DEFECTS:

(5) WHENEVER ANY PREMISES ARE DESIGNATED AS UNFIT FOR HUMAN HABITATION, AS PROVIDED IN THIS ARTICLE, THE ENFORCING AGENCY SHALL DETERMINE THE RELATIONSHIP OF THE COST NECESSARY TO CORRECT THE VIOLATION TO THE VALUE OF THE BUILDING.

a. IF THE COST OF THE CORRECTIVE MEASURES TO BE TAKEN EXCEEDS FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST LESS REASONABLE DEPRECIATION, SUCH BUILDING SHALL BE DEMOLISHED AND REMOVED.

b. IF THE COST OF THE CORRECTIVE MEASURES DOES NOT EXCEED FIFTY (50) PERCENT OF THE VALUE, BASED ON CURRENT REPLACEMENT COST, LESS REASONABLE DEPRECIATION, SUCH BUILDING MAY BE REPAIRED, RENOVATED, OR OTHERWISE MADE TO COMPLY WITH THE REQUIREMENTS OF THIS ARTICLE.

THE ELECTRICAL SYSTEM HAS BEEN COMPROMISED BY EXPOSURE TO THE ELEMENTS AND MUST BE REPAIRED OR REPLACED.

THIS BUILDING IN ITS PRESENT CONDITION DOES NOT MEET THE CRITERIA OF THE FLORIDA BUILDING CODE FOR MINIMUM MAINTENANCE STANDARD AND THE FORT LAUDERDALE MINIMUM HOUSING CODE FOR HUMAN OCCUPANCY AND IT MUST BE REPAIRED BY THE OWNERS OR DEMOLISHED.

9-260.(a)

PER THIS SECTION OF THE CITY ORDINANCE IF THE OWNER REFUSES, OR DOES NOT APPEAR AT THE HEARING, TO COMPLY TO CORRECT THE VIOLATIONS AS NOTED IN SECTION 9-259 THE CITY SHALL HAVE RECOURSE TO ADDRESS THE VIOLATIONS AND MAY REQUIRE THE UNSAFE STRUCTURE TO BE VACATED OR DEMOLISHED AT THE OWNERS EXPENSE.

9-308.

ROOF STRUCTURE REPLACED WITHOUT THE REQUIRED ENGINEERING AND PERMITS.

Inspector Abin said a Stop Work Order had been posted on the property on October 27, 2016. He presented photos of the property and the case file into evidence and recommended ordering the owner to apply for permits to repair or demolish the structure within 30 days or the City would demolish the property at the owner's expense.

Ms. Flynn found in favor of the City and ordered the owner to apply for permits to repair or demolish the structure within 30 days or the City would demolish the property at the owner's expense.

Case: CE16050617

1145 NE 12 AVE
BOYD, PATRICK M

Service was via posting at the property on 10/26/16 and at City Hall on 11/3/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 35 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$500 per day.

Case: CE15121037

2457 NE 27 TER
2457 NE 27TH LAND TR SDTR LLC TRUSTEE

Service was via posting at the property on 10/26/16 and at City Hall on 11/3/16.

Ingrid Gottlieb, Senior Code Compliance Officer, testified to the following violation:
15-272.(a)

THIS PROPERTY IS BEING UTILIZED AS A VACATION RENTAL, WITHOUT THE REQUIRED CERTIFICATE OF COMPLIANCE FROM THE CITY.

Officer Gottlieb presented photos of the property and the case file into evidence and recommended ordering compliance within 28 days or a fine of \$500 per day.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$500 per day.

Case: CE16051135

1541 NW 19 AVE
BETHEA, ARNOLD & HANKERSON, ROBIN

This case was first heard on 9/1/16 to comply by 10/13/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$3,400 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$3,400 fine, which would continue to accrue until the violations were corrected.

Case: CE16051192

2525 TORTUGAS LN
2525 TORTUGAS LN 770 LLC

This case was first heard on 9/1/16 to comply by 10/6/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$4,100 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,100 fine, which would continue to accrue until the violations were corrected.

Case: CE16010575

2904 N OCEAN BLVD
LAMBERT, OLIVIER & NADEAU, NATHALIE

This case was first heard on 8/18/16 to comply by 9/22/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$11,250 and the City was requesting the full fine be imposed.

Ms. Flynn Imposed the \$11,250 fine.

Case: CE16010882

2301 N ATLANTIC BLVD
CLOSING HOME LOANS LLC
% BRANDON HEATH

This case was first heard on 9/15/16 to comply by 10/13/16. Violations were as noted in the agenda. The property was in compliance and the City was requesting imposition of a \$16,500 fine.

Ms. Flynn imposed the \$16,500 fine.

Case: CE14111368

1421 NW 24 AVE
GRAHAM, ANTHONY S H/E GRAHAM, HORACE

This case was first heard on 5/19/16 to comply by 6/30/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$650 and the City was requesting a \$300 fine be imposed.

Ms. Flynn imposed a fine of \$300 for the days the property was out of compliance.

Case: CE15090714

620 E LAS OLAS BLVD
THE LAS OLAS COMPANY INC.

This case was first heard on 2/4/16 to comply by 3/17/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$12,200 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$12,200 fine, which would continue to accrue until the violations were corrected.

Case: CE16030594

1040 NW 24 TER
JONES, URELYSTAL L

This case was first heard on 6/16/16 to comply by 8/18/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,800 fine, which would continue to accrue until the property was in

compliance.

Ms. Flynn imposed the \$1,800 fine, which would continue to accrue until the violations were corrected.

Case: CE16031347

2470 NW 16 ST
ROBINSON, LEON MYRON
& ROBINSON, REGENIA

This case was first heard on 8/4/16 to comply by 9/1/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$5,700 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$5,700 fine, which would continue to accrue until the violations were corrected.

Case: CE16011448

1200 NW 4 AVE
DELADONNE, MICHAEL J

This case was first heard on 8/4/16 to comply by 10/6/16. Violations were as noted in the agenda. The property was in compliance, fines had accrued to \$2,850 and the City was requesting no fine be imposed.

Ms. Flynn imposed no fine.

Case: CE16061705

1744 NW 18 ST
PEREZ, JUAN

This case was first heard on 9/15/16 to comply by 9/29/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting imposition of a \$1,200 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$1,200 fine, which would continue to accrue until the violations were corrected.

Case: CE16062375

608 NE 15 ST
CHRISTINA TRUST %
LENDER LEGAL SERVICE LLC

This case was first heard on 9/1/16 to comply by 9/29/16. Violations were as noted in the agenda. The property was not in compliance and the City was requesting

imposition of a \$4,800 fine, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$4,800 fine, which would continue to accrue until the violations were corrected.

Case: CE16051560

4020 GALT OCEAN DR # 102
PERRUZZA, MARIA & PERRUZZA, ORESTE

This was a request to vacate the order dated 10/20/16.

Ms. Flynn vacated the order dated 10/20/16.

Case: CE16061612

Ordered to re-appear

881 NW 16 TER
WALKER, ARTHUR LEE & WALKER, FELICE O

This case was first heard on 9/15/16 to comply by 10/15/16. Violations were as noted in the agenda. The property was not in compliance.

Jose Abin, Building Inspector, said the respondent had applied for the sewer cap permit but no others. He requested the owner be ordered to apply for permits to repair or demolish the structure within 28 days or the City would demolish the property at the owner's expense.

Ms. Flynn found in favor of the City and ordered the owner to apply for permits to repair or demolish the structure within 28 days or the City would demolish the property at the owner's expense.

Cases Complied

The below listed cases were complied. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16081749	CE16080463	CE16091653	CE16091671
CE16091607	CE16090272	CE16080767	CE16071208
CE16101497	CE16101499	CE16101500	CE16101503
CE16051284	CE16072185		

Cases Rescheduled

The below listed cases were rescheduled. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16061054	CE16091877
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Cases Closed

The below listed cases were closed. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Withdrawn

The below listed cases were withdrawn. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

CE16011448	CE16070093	CE16051060	CE15110014
CE16060414	CE16071677	CE16080297	CE16062223
CE16091775	CE16100532	CE16081263	CE16081378
CE16061856	CE13071162	CE16061868	

Cases With No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None


Respondent Non-Appearence

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

There being no further business, the hearing was adjourned at 10:56 A.M.


Special Magistrate

ATTEST

CLERK, SPECIAL MAGISTRATE